

REPORT OF GENERAL MANAGER

NO. 02-329

DATE September 18, 2002


C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RUNYON CANYON PARK - BUILDING IMPROVEMENTS (#1807A) - APPROVE FACILITY IMPROVEMENTS BY CITY VENDOR

J. Duggan _____
A. Coroalles _____
J. Kolb _____
L. Barth _____

H. Fujita _____
*M. Matthews PDF for
J. Combs _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize the construction of facility improvements by Gary L. Barton, Corp., an approved City vendor, Contract No. 57075, vendor ID No. 0000034533; and,
2. Authorize the Chief Accounting Employee to encumber funds in the amount of \$490,000.00 from Fund 205, Account H900 under the awarding authority of this Board Report.

SUMMARY:

Completed plans for the Runyon-Canyon Park - Building Improvements (#1807A) project includes a new Ranger Station/Visitor Center (850 sf.) and a small caretaker's residence(1,158 sf.) to be constructed at the site of the former 1930s McCormack Mansion, located approximately 250 feet north of the Fuller Avenue entrance gate. The scope was developed by following the 1986 Runyon Canyon Park Master Plan. There is also a plan for a new parking lot for 23 cars and 2 buses, to be used by park visitors to free up nearby street parking for the local residents.

The project was designed by The Arquitectonica Group (formerly Castro-Blanco Piscioneri & Associates). Estimates prepared by the architect indicate that the cost to construct all improvements will exceed the total available construction budget. With support from the Fourth Council District and in cooperation with the design team, staff will proceed with construction of the new parking lot and reconsider the remainder of the project. Construction of the much needed visitor parking lot within the park will alleviate the overcrowded street parking in the adjacent residential neighborhood.

The new parking lot will have a permeable decomposed granite surface and concrete curbs to minimize water runoff. The existing roadway from the Fuller Avenue gate leading to the proposed

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parking lot will be widened to accommodate two-way traffic for safety. Additional improvements include a series of retaining walls along the western edge of the parking lot, as well as landscaping and concrete walkways. The Department's construction forces will relocate existing lamp posts and irrigation control boxes.

A preliminary construction cost for the new parking lot was estimated at \$490,000.00. There are sufficient funds to cover the work in this agreement in Fund 205, Account H900.

As the project is funded from Proposition A, there will be youth-at-risk participation which will be administered by the Department's Citywide construction forces. Based on construction costs of \$490,000.00, \$163,333.33 is the total estimated cost for labor. The Board has determined that youth employment shall be a minimum of 15% of the total labor cost. Therefore, \$24,500.00 is the minimum amount to be expended for youth employment.

Staff has determined that the subject project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3 (17), and Class 11 (2) of the City CEQA Guidelines.

Council District Four is in support of this project.

Prepared by Paul Tseng, Project Manager.